



Petition Number: 1910-PUD-36

Project Name: Claiborne Farms by Del Webb Planned Unit Development

Subject Site Address: West and adjacent to Towne Road, and North and adjacent to 146th Street (the “Property”)

Petitioner: Del Webb by Pulte Homes of Indiana, LLC (the “Petitioner”)

Representative: Nelson & Frankenberger

Request: Del Webb by Nelson & Frankenberger requests a change of zoning for approximately 245 acres +/- in the AG-SF 1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.

Current Zoning: AG-SF1: Agricultural / Single-Family Rural District

Current Land Use: Agricultural / Residential

Approximate Acreage: 245 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-46
4. Redline Ordinance
5. Concept Plan
6. Character Exhibits
7. Neighbor Meeting
8. Public Comments
9. Presentation Material

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the September 9, 2019, City Council meeting. The Petitioner held a neighborhood meeting on September 24, 2019. The petition will receive a public hearing at the October 7, 2019, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located at approximately North and adjacent of 146th Street, South and adjacent to 156th Street, and West and adjacent of Towne Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agricultural / Single-Family Rural District. Adjacent properties to the

south are within the jurisdiction of the City of Carmel. Properties to the north and west are zoned AG-SF1: Agricultural / Single-Family Rural District. Properties to the east are zoned AG-SF1: Agricultural / Single-Family rural District, West Chester PUD, Harmony PUD, Liberty Ridge PUD, and Towne West PUD.

Project Description: The Petitioner is requesting a change of zoning to the Claiborne Farms by Del Webb PUD District (Ordinance 19-46) that would allow for an age-restricted residential development. The proposed PUD Ordinance establishes the Underlying Zoning Districts as SF4: Single-Family High-Density District.

Permitted Uses: The proposed PUD Ordinance defaults to the Permitted Uses of the Underlying Zoning in addition prohibiting Special Exceptions and Prohibited Uses of the Underlying Zoning. The maximum number of dwellings per Area to be two (2) per acre on the Real Estate and one (1) per acre within the Southwest District (totaling an approximate 490 dwellings).

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Ord. 19-46	SF4 District
Minimum Lot Frontage	35'	40'
Minimum Lot Width	45'	50'
Minimum Lot Area	5,625 sq ft	9,000 sq ft
Minimum Setbacks		
Front Yard	20'	25'
Side Yard	5'	8'
Rear Yard	20'	25'
Maximum Building Height	1 ½ Stories	25'
Minimum Living Area		
Single Story	1,200 sq ft	1,000 sq ft
Muilt-Story	1,200 sq ft	750 sq ft

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply; except as modified below.

1. **Architectural Standards:**

- a. **Building Materials:** In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

- b. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum four (4) inch by one (1) inch nominal board.
- c. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- d. Garages: All Dwellings shall have a minimum two (2) car attached garage.
 - i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage for the front elevation.
 - ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade.
- e. Side Building Façade with Gable: All Dwellings (i) on Corner Lots or (ii) with a side lot line abutting a Common Area which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. A variety of the following elements should be used and the incorporated element(s) should be consistent with elements on the front Building Façade:
 - i. A masonry material a minimum of thirty (30) inches tall;
 - ii. A change in the exterior color separated by trim;
 - iii. A change in the Exterior Material pattern separated by trim;
 - iv. A change in the Exterior Material separated by trim;
 - v. A gable end architectural detail (e.g. brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);
 - vi. A minimum of ten (10) square foot gable window;
 - vii. A gable peak with a change in Exterior Material; or
 - viii. A projecting chimney running the full height of the Side Building Façade constructed with Masonry Material.

Landscaping Standards: Shall apply, except as modified below.

- 1. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:
 - a. Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.
 - b. Evergreen Trees shall be a minimum of seven (7) to eight (8) feet in height.
- 2. Lot Landscaping: At a minimum, all Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

- a. A minimum of: two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of: two (2) trees and six (6) Shrubs shall be located in the Front Yard.
 - b. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.
 - c. Front yards must be planted with sod and side rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.
3. External Street Frontage Landscaping Requirements:
 - a. A black "4-board" fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area along (i) the entry drive parkway and (ii) 146th Street, Towne Road, and 151st Street.
 - b. The minimum five (5) foot tall undulating mound shall be required along the entire External Street frontage. The shape of the mounds shall be as determined by the developer.
4. Buffer yards and Common Areas:
 - a. No mounds shall be required in a Buffer Yard.
 - b. The minimum Buffer yard width along the west perimeter of the Real Estate shall be two hundred (200) feet as generally depicted on the Concept Plan.
 - c. A two hundred (200) foot buffer area shall also be required along the South side of 151st Street (only along the perimeter of the District) as measured from the cent line of 151st Street but shall be subject to the Landscaping Requirements of Section 7.2(C) of Proposed Ordinance 19-46.
5. Reforestation / Prairie Planting Area: Reforestation / Prairie Planting Areas shall be provided in the west perimeter buffer yard and installed as generally depicted in the Character Exhibits. The surface area of the Reorestation / Prairie Planting Area shall apply to the calculation of the Open Space / Common Area Landscaping Requirements.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Tree Preservation Area: The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved, shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure; or (3) to accommodate a maximum of five (5) amenities each with as large one-half acre area. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area as determined by the Director. Additionally, all protected woodlands shall have proper signage to dictate preserved areas every one hundred and fifty (150) feet.

Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

1. **Minimum Open Space:** Shall be a minimum of sixty (60) percent of the Real Estate, as generally shown in **Exhibit 5**.
2. **Amenities:** The following amenities shall be provided: Passive Amenities (such as trails), Seven thousand (7,000) square foot Clubhouse (with fitness center and community room), Swimming Pool, Outdoor kitchen, and a minimum of three (3) of the following: Bocce ball court, pickle ball court, tennis court, picnic area, fitness trail, and dog park.

Processes & Permits: As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property New Suburban land use area and the Existing Rural Southwest land use area. Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the New Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Existing Rural Southwest contemplates Single-Family detached houses on large lots or in a Rural or Conservation Subdivision, Accessory Dwellings, Equestrian Uses, Agriculture, and Institutional Uses such as Schools, Churches, and Public Safety Facilities as appropriate uses. The Comprehensive Plan envisions the Existing Rural Southwest to remain rural for the foreseeable future, stating that anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the General Policies. If development is to happen it should be in the form of Rural or Conservation Subdivisions with substantial open space and up to one unit per acre with the denser Conservation Subdivisions. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held on the October 7, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.



2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the September 9, 2019, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Staff recommends forwarding a recommendation to City Council for 1910-PUD-36 (Ord. 19-46).**
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.